

LEE HIGHWAY & NUTLEY STREET

SPECIAL EXCEPTION/ GENERALIZED DEVELOPMENT PLAN

SE 2006-PR-005 RZ 2006-PR-013

GENERAL NOTES:

- OWNER/APPLICANT:
NUTLEY STREET, LLC.
3050 NUTLEY STREET
FAIRFAX, VA 22031
- THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS PARCELS A, B, PART 1; AND B, PART 2 OF TAX MAP NUMBER 048-4-01-0012. PARCEL A IS ±355,779 SF OR ±8.166 AC. PARCEL B, PART 1 IS ±224,895 SF OR ±5.163 AC. PARCEL B, PART 2 IS ±8,046 SF OR ±0.185 AC. THE TOTAL SITE AREA IS ±588,748 SF OR ±13.52 AC.
- PARCEL A OF THIS PROPERTY IS CURRENTLY ZONED C-3, OFFICE DISTRICT AND C-6, COMMUNITY RETAIL COMMERCIAL DISTRICT. BOTH PARTS OF PARCEL B ARE ZONED C-8, HIGHWAY COMMERCIAL DISTRICT. THIS REZONING APPLICATION REQUESTS A PORTION OF THE C-3 PROPERTY BE REZONED TO THE C-6, COMMUNITY RETAIL COMMERCIAL ZONING DISTRICT AND THE C-8 TO BE REZONED TO C-6, SO THE ENTIRE PARCEL IS ZONED C-6.
- THERE ARE NO PUBLIC FACILITIES PROPOSED WITH THIS DEVELOPMENT.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY THIS FIRM. CONTOUR INTERVAL IS TWO (2) FEET.
- THERE ARE NO PROPOSED SPECIAL AMENITIES FOR THIS PROPERTY.
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
- PURSUANT TO PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE GDP MAY BE PERMITTED AS DETERMINED BY THE ZONING ADMINISTRATOR. THE APPLICANT RESERVED THE RIGHT TO MAKE MINOR ADJUSTMENTS TO THE LAYOUT OF THE PROPOSED USE AT THE TIME OF THE SITE PLAN SUBMISSION BASED ON FINAL BUILDING FOOTPRINTS AND UTILITY LOCATIONS, PROVIDED THAT THERE IS NO DECREASE IN THE AMOUNT OF OPEN SPACE, OR DISTANCES TO PERIPHERAL LOT LINES (AS DIMENSIONED ON THE GDP), AND THAT THERE IS NO INCREASE IN THE LIMITS OF CLEARING & GRADING.

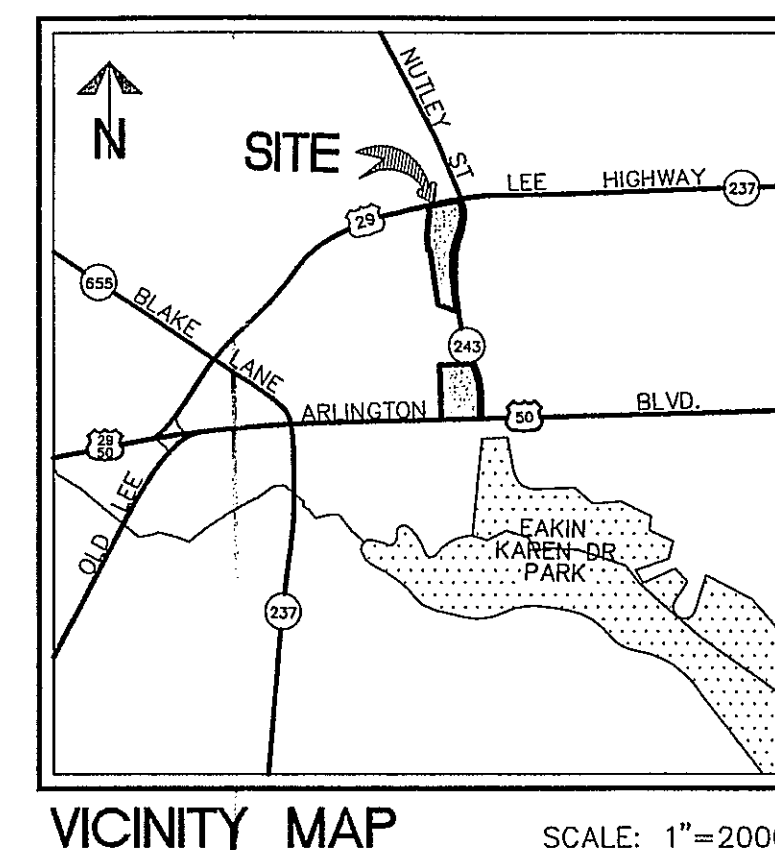
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
- TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN.
- THIS PROPOSED DEVELOPMENT COMPLIES WITH THE CURRENT COMPREHENSIVE PLAN RECOMMENDATIONS, EXCEPT AS NOTED IN THE WAIVERS SECTION BELOW.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS SUBSTANCES ON THIS PROPERTY.
- ACCORDING TO FAIRFAX COUNTY MAPPING A PORTION OF THIS SITE LIES WITHIN THE RESOURCE PROTECTION AREA (RPA).
- A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515525 01000, REVISED MARCH 5, 1990, SHOWS THE PROPERTY TO LIE IN FLOOD PLAIN A, "AREAS DETERMINED TO LIE WITHIN THE 500-YEAR FLOOD PLAIN."

WAIVERS:

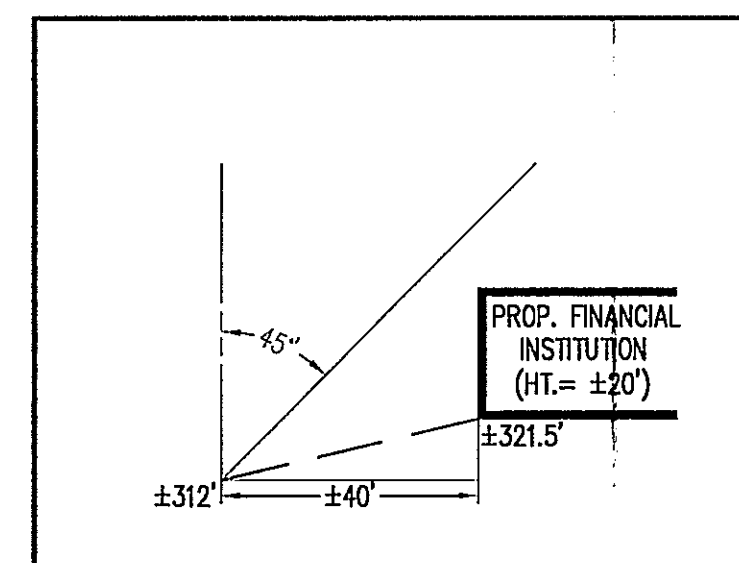
- A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 29/LEE HIGHWAY IS REQUESTED.
- A WAIVER OF THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY LINE IS REQUESTED TO ALLOW THE EXISTING CONDITIONS TO REMAIN.

SHEET INDEX

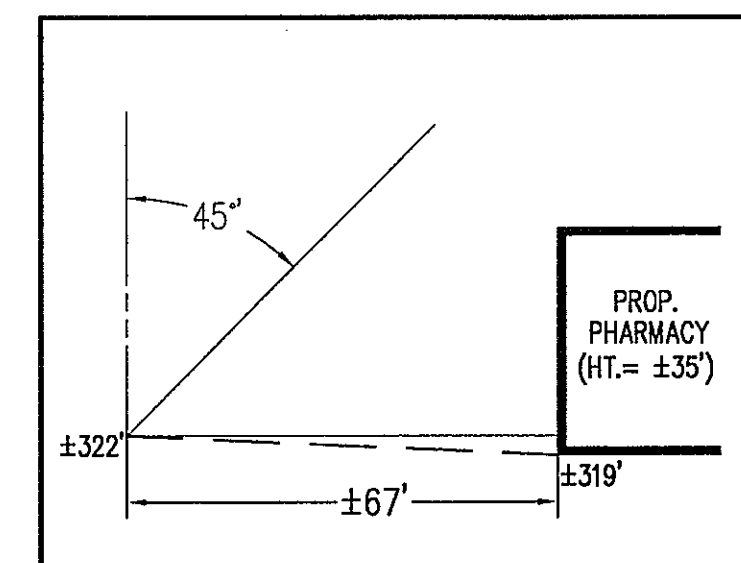
- COVER SHEET
- OVERALL SITE MAP
- GDP/SE PLAN
- EXISTING VEGETATION MAP
- CONCEPTUAL LANDSCAPE PLAN
- PRELIMINARY SWM & BMP COMPS. PLAN
- PRELIMINARY OUTFALL ANALYSIS
- NUTLEY SITE DISTANCE PROFILE & DETAIL



Application No. **RZ-2006-PR-013** Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED **Nov 4, 2008**
Date of (BOS) (PC) Approval **Dec 8, 2008**
Sheet **1** of **8**
(Concurrent w/ SE-2006-PR-005
See Dev Conds. dated Nov 10, 2008)



LEE HIGHWAY - RTE. 29
ANGLE OF BULK PLANE DETAIL
(SCALE 1"=30')



NUTLEY STREET
ANGLE OF BULK PLANE DETAIL
(SCALE 1"=30')

AREA TABULATION

GROSS SITE AREA ±588,748 SF/±13.52 AC.
PROPOSED LIMITS OF S.E. ±160,100 SF/±3.68 AC.

ZONING TABULATION

EXISTING ZONE: C-3, OFFICE DISTRICT AND C-6 COMMUNITY RETAIL COMMERCIAL DISTRICT, AND C-8, HIGHWAY COMMERCIAL DISTRICT
PROPOSED ZONE: C-6, COMMUNITY RETAIL COMMERCIAL DISTRICT

REQUIRED/PERMITTED (BASED ON LIMITS OF SPECIAL EXCEPTION)		PROVIDED
MIN. LOT AREA	40,000 SF	±160,100 SF/±3.68 AC
MIN. LOT WIDTH	200 FT	±290 FT
MAX. BLDG. HT.	40 FT	±35 FT
YARD REQUIREMENTS		
FRONT	45' ABP (40' MIN)	40 FT
SIDE	NONE	N/A
REAR	20 FT	±29 FT
MAXIMUM FAR	0.40	±0.12
OPEN SPACE	15%	±35%

PARKING TABULATION

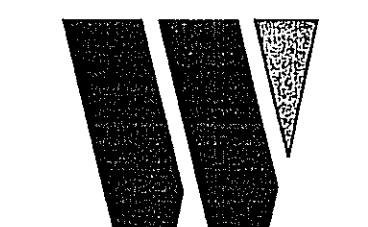
PARKING REQUIRED:
USE: PHARMACY W/ DRIVE-THRU
RATE: 1 SP./200 SF OF NFA FOR FIRST 1000 SF, PLUS
6 SPACES PER EACH ADDITIONAL 1000 SF
(5 STACKING SPACES REQUIRED)
 $\pm 14,600 \times 0.80 = \pm 11,680$ NSF ($\pm 1,000/200 = 5$)
 $\pm 10,680/1000 \times 6 = 64$
 $5 + 64 = 69$ SPACES

USE: FINANCIAL INSTITUTION W/ 2 DRIVE-THRU's
RATE: 4 SP./1000 SF OF GFA
(5 STACKING SPACES FOR 1ST TWO DRIVE THRU
WINDOWS & 2 SPACES FOR EACH ADDITIONAL WINDOW)
 $\pm 3,800/1000 \times 4 = 15.2$ SPACES
 $= 16$ SPACES

TOTAL REQUIRED: 85 SPACES
TOTAL PROVIDED: 85 SPACES (INCL. 6 HC)

NOTE: SHOPPING CENTER RATE MAY BE USED AT
TIME OF SITE PLAN.

DEVELOPMENT BY:



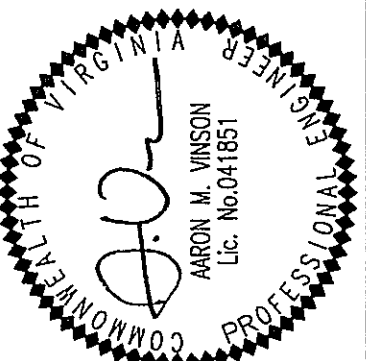
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COMPANY
(8) 240 482-8110

RECEIVED
Department of Planning & Zoning
NOV 04 2008
Zoning Evaluation Division

COVER SHEET

LEE HIGHWAY & NUTLEY ST.
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

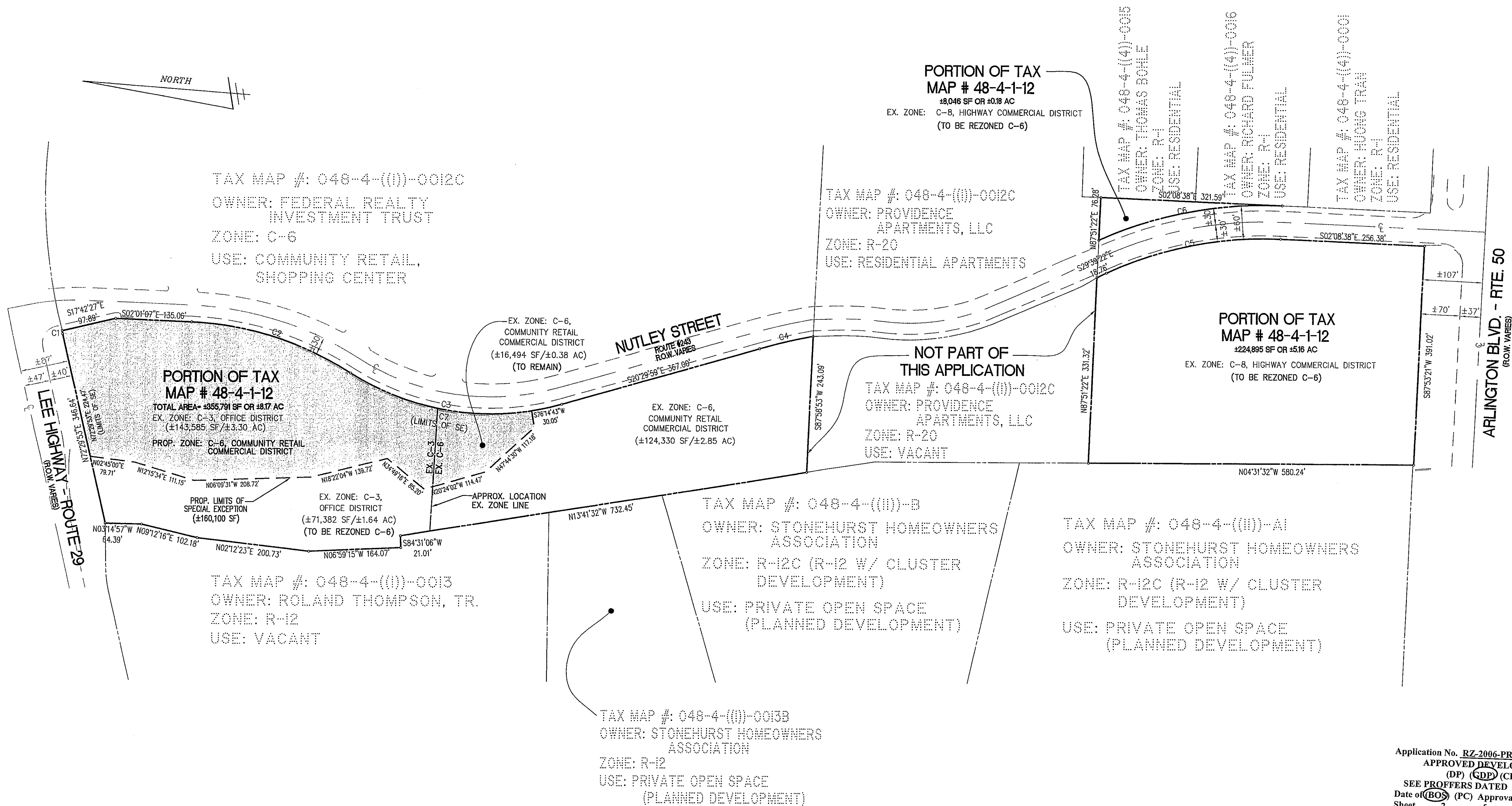
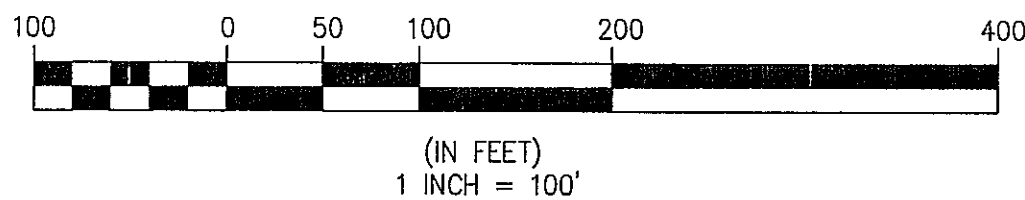
WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1801
DATE: 3/8/06 REV. 12/7/06 REV. 1/26/07
REV. 7/16/08 REV. 8/2/08 REV. 11/4/08
DRAWN: mco
SCALE: 1" = 40'



REVISION APPROVED BY		DATE
REV.	BY	DATE
1	NUTLEY RD IMP REVS	

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE TO THIS PLAN OTHER
THAN THOSE INDICATED, EXPECT FOR THOSE PREVIOUSLY APPROVED.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	25.00'	5.54'	12°41'11"	2.78'	5.52'	N78°50'29"E
2	575.00'	301.28'	30°01'16"	154.18'	297.85'	S12°59'31"W
3	462.86'	391.82'	48°30'08"	208.51'	380.23'	S03°45'05"W
4	954.40'	97.95'	5°52'49"	49.02'	97.91'	S17°33'35"E
5	664.48'	319.07'	27°30'44"	162.67'	316.01'	S15°54'00"E
6	724.48'	335.44'	26°31'44"	170.76'	332.46'	N15°24'30"W
7	462.86'	337.33'	41°45'25"	176.55'	329.92'	S07°07'26"W



PARCEL # 48-4-1-12
TOTAL AREA = ±588,720 SF OR ±13.515 AC.

= SE APPLICATION AREA

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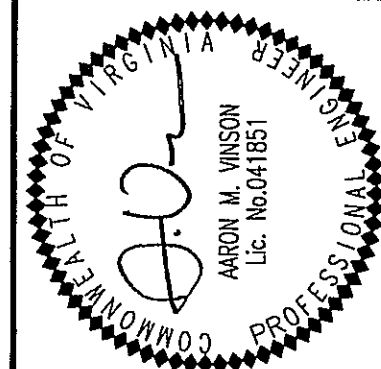
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(p) 240 482-8110

OVERALL SITE MAP

LEE HIGHWAY & NUTLEY ST.
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

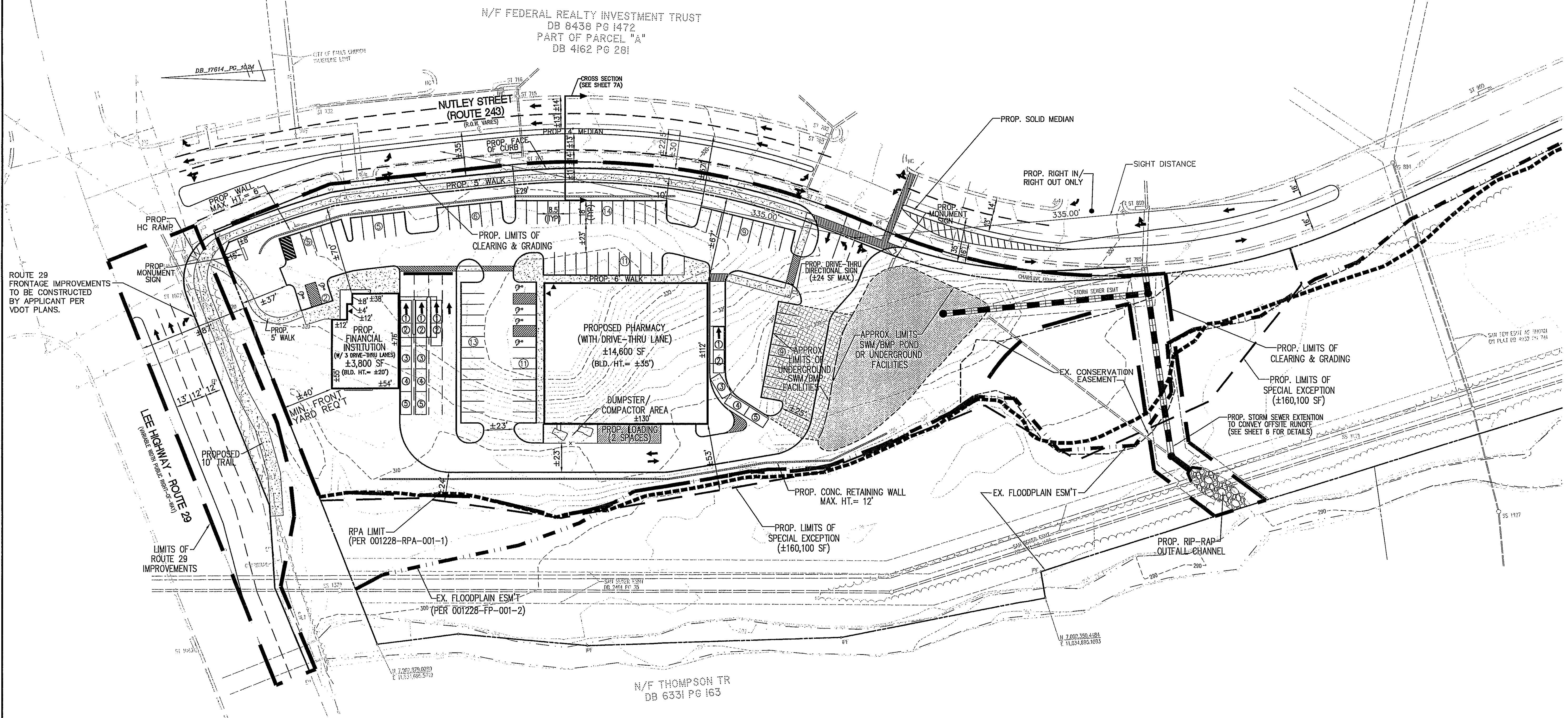
REVISION APPROVED BY

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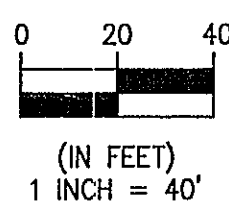
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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

DATE: 3/6/06 REV. 12/7/06 REV. 1/25/07
REV. 7/18/08 REV. 8/27/08 REV. 9/05/08
SCALE: 1" = 100'
DRAWN: mmo



LINETYPE LEGEND

- = EX. FLOODPLAIN EASEMENT
- - - = EX. CONSERVATION EASEMENT
- ===== = LIMITS OF RPA
- ===== = LIMITS OF SPECIAL EXCEPTION
- ===== = LIMITS OF CLEARING & GRADING



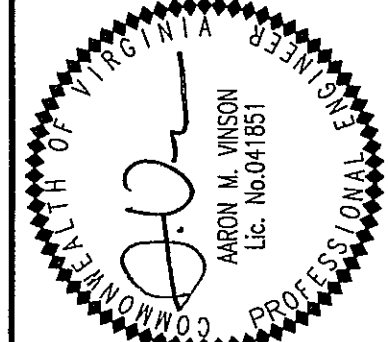
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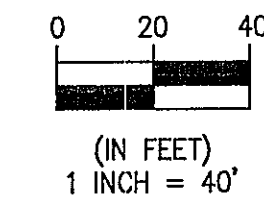
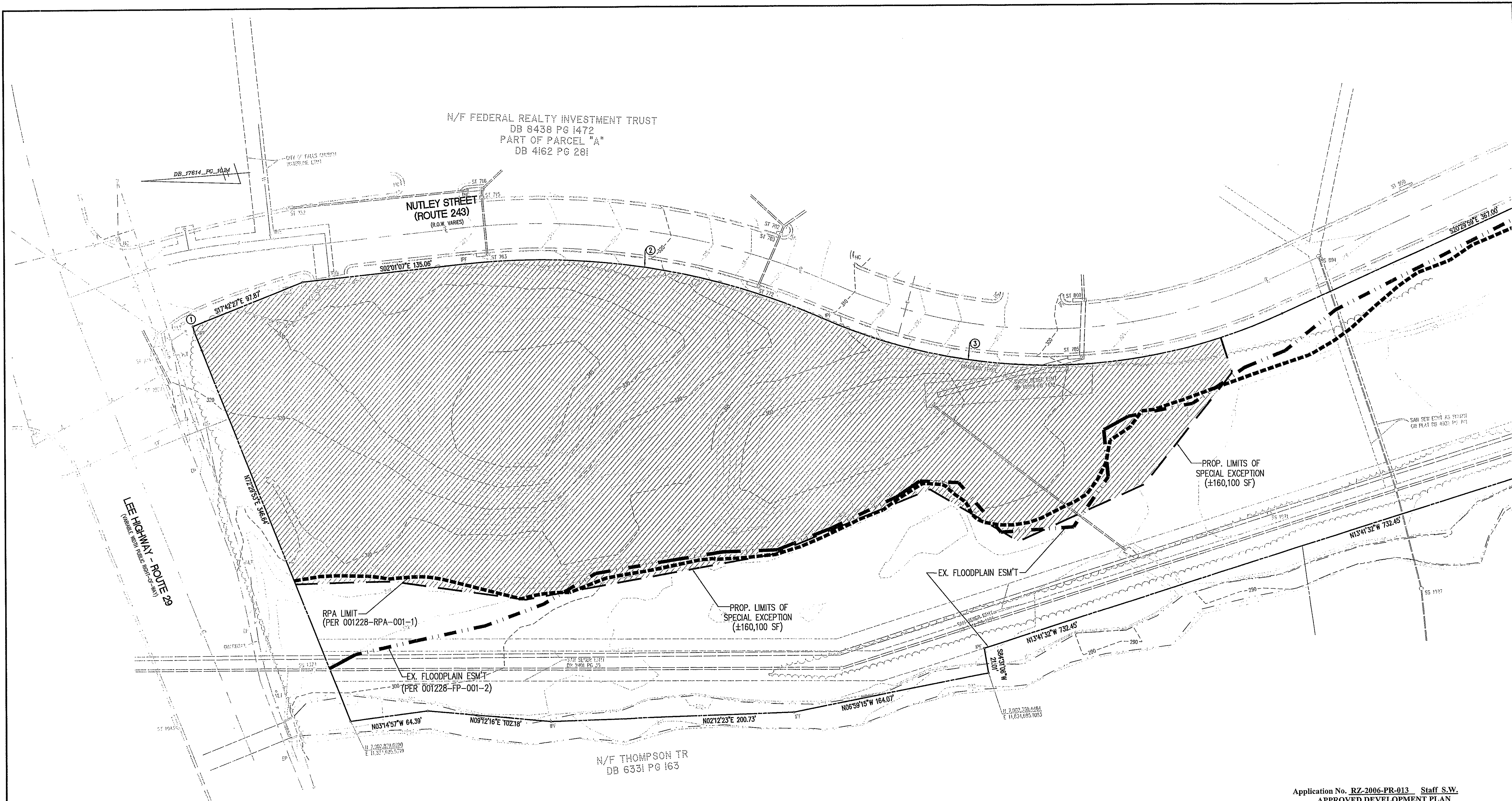
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

LEE HIGHWAY & NUTLEY ST.
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY		DATE	
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REV. 7/15/08 REV. 8/21/08 REV. 11/4/08
SCALE: 1" = 40'
DRAWN: mba



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	25.00'	5.54'	12°41'11"	2.78'	5.52'	N78°50'29"E
2	575.00'	301.28'	30°01'16"	154.18'	297.85'	S12°59'31"W
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4	954.40'	97.95'	5°52'48"	49.02'	97.91'	S17°33'35"E

EXISTING VEGETATION MAP INFORMATION						
	COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGE	CONDITION	ACREAGE	COMMENTS
	BOTTOMLAND FOREST	SYCAMORE, GREEN ASH, RED MAPLE	EARLY SUCCESIONAL TO SUBCLIMAX	FAIR	±160,100 SF OR 3.68 AC	SOME INVASIVE VINES AND UNDERBRUSH

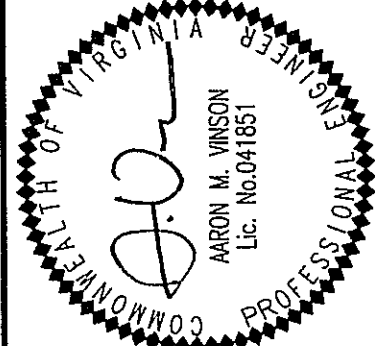
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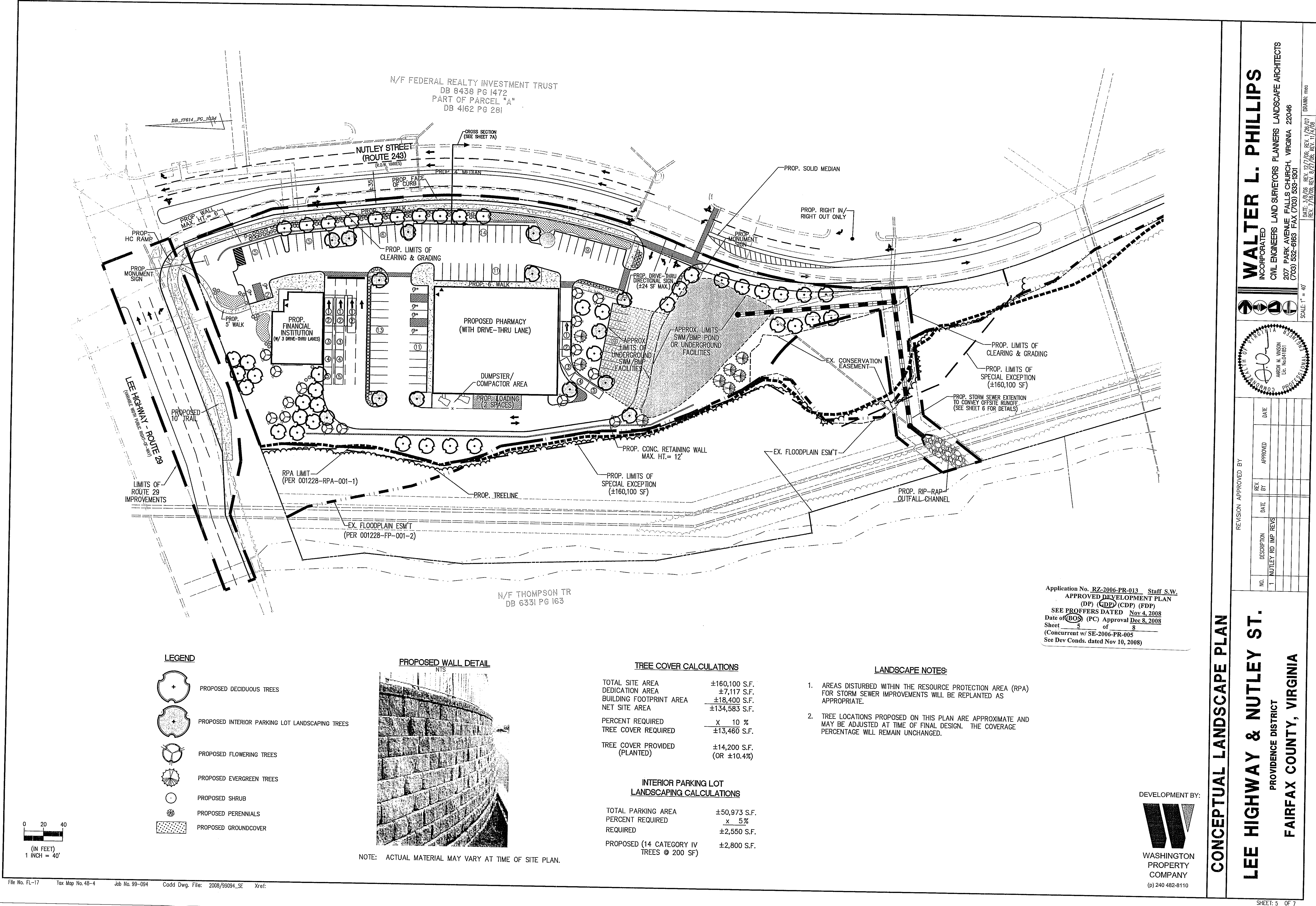
EXISTING VEGETATION MAP

LEE HIGHWAY & NUTLEY ST.
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



REVISION APPROVED BY				NO.	DESCRIPTION	DATE	REV.	BY	APPROVED	DATE
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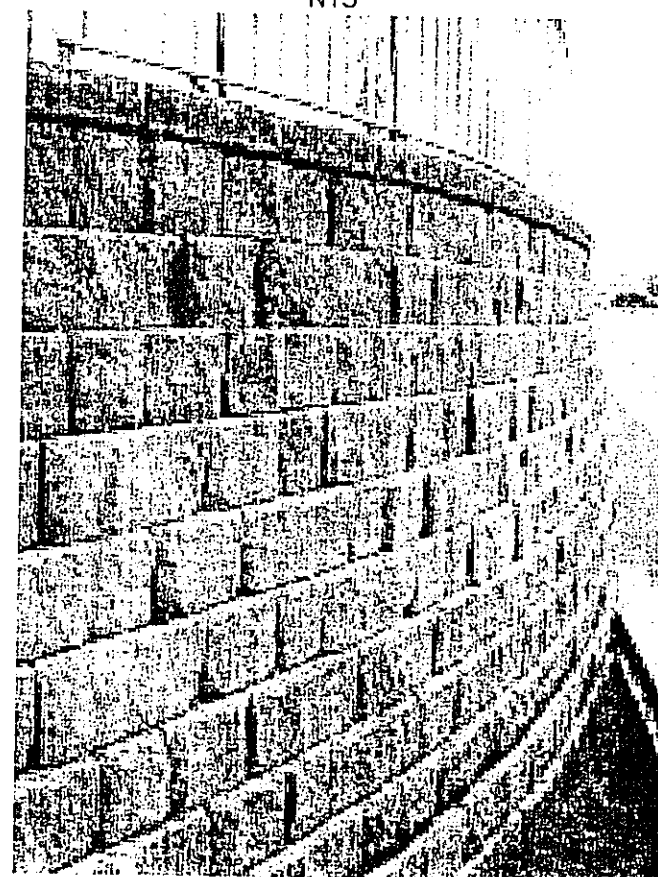
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SCALE: 1" = 40'
DRAWN: meo



LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED INTERIOR PARKING LOT LANDSCAPING TREES
- PROPOSED FLOWERING TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUB
- PROPOSED PERENNIALS
- PROPOSED GROUND COVER

PROPOSED WALL DETAIL



NOTE: ACTUAL MATERIAL MAY VARY AT TIME OF SITE PLAN.

TREE COVER CALCULATIONS

TOTAL SITE AREA	±160,100 S.F.
DEDICATION AREA	±7,117 S.F.
BUILDING FOOTPRINT AREA	±18,400 S.F.
NET SITE AREA	±134,583 S.F.
PERCENT REQUIRED	X 10 %
TREE COVER REQUIRED	±13,460 S.F.
TREE COVER PROVIDED (PLANTED)	±14,200 S.F. (OR ±10.4%)

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

TOTAL PARKING AREA	±50,973 S.F.
PERCENT REQUIRED	X 5 %
REQUIRED	±2,550 S.F.
PROPOSED (14 CATEGORY IV TREES @ 200 SF)	±2,800 S.F.

LANDSCAPE NOTES:

- AREAS DISTURBED WITHIN THE RESOURCE PROTECTION AREA (RPA) FOR STORM SEWER IMPROVEMENTS WILL BE REPLANTED AS APPROPRIATE.
- TREE LOCATIONS PROPOSED ON THIS PLAN ARE APPROXIMATE AND MAY BE ADJUSTED AT TIME OF FINAL DESIGN. THE COVERAGE PERCENTAGE WILL REMAIN UNCHANGED.

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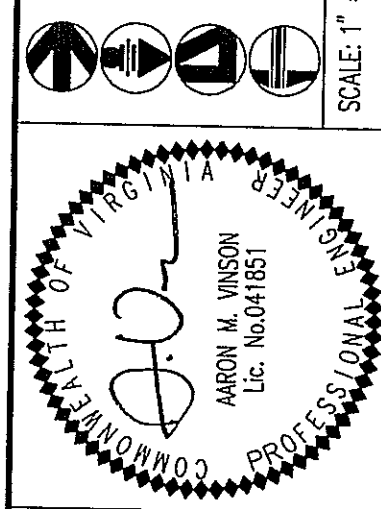


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CONCEPTUAL LANDSCAPE PLAN

LEE HIGHWAY & NUTLEY ST.

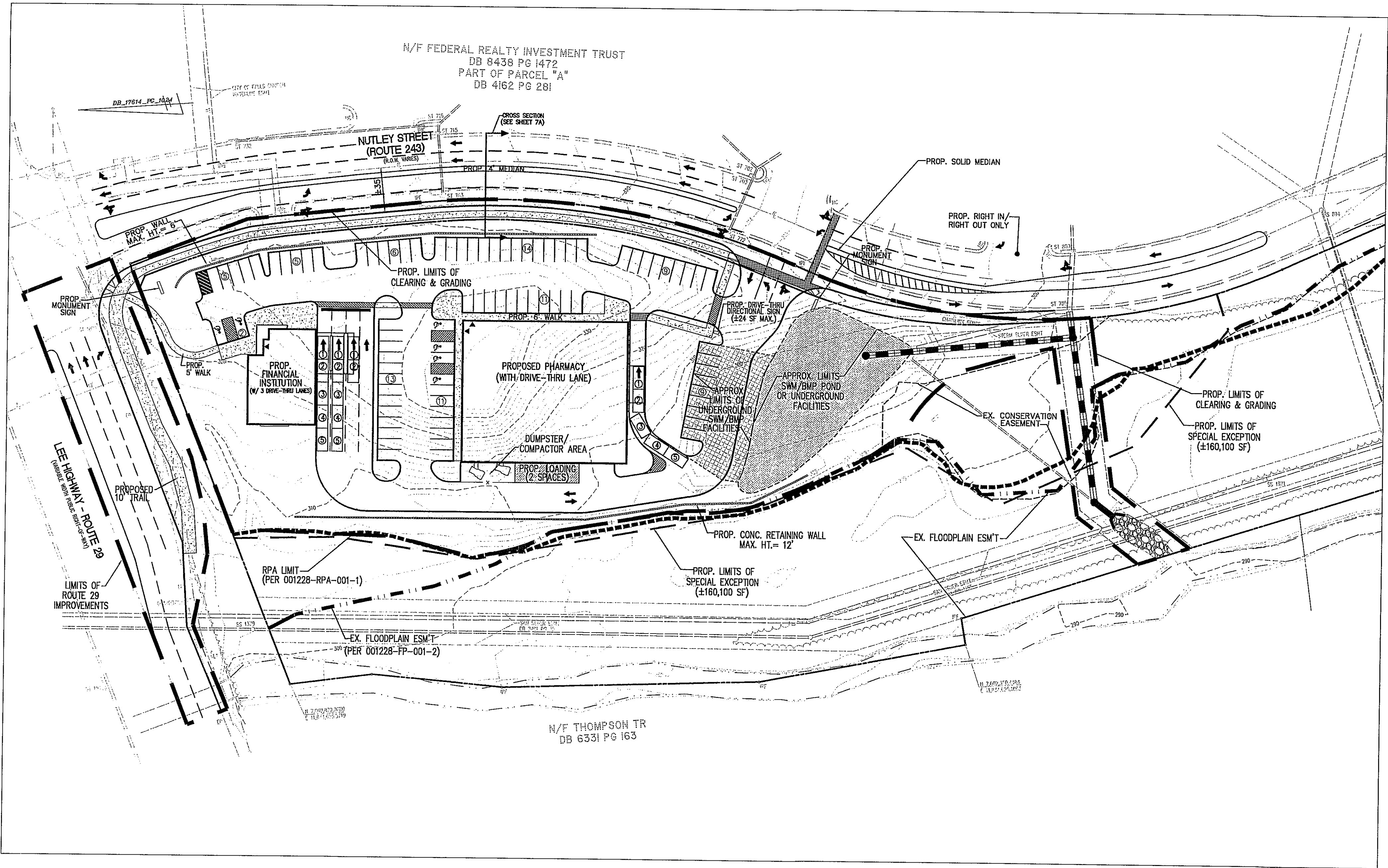
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



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REV. 7/18/08 REV. 8/27/08 REV. 11/14/08
SCALE: 1" = 40'

STORMWATER MANAGEMENT AND BMP PLAN VIEW
SCALE: 1"=50'



STORMWATER MANAGEMENT CHECKLIST

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L) Special Exceptions (8-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-303 3 & 4L) PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

☒
1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☒
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 6.

☒
3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
<small>(i.e. dry pond, SWI structure, underground vault, etc.)</small>						
STORMFILTER 1	1.225	TBD	1.225 MIN.	±144	±1,728	N/A
STORMFILTER 2	1.225	TBD	1.225 MIN.	±144	±1,728	N/A
Totals	2.45	TBD	2.45 MIN.	±288	±3,456	

- ☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 6. Pond inlet and outlet pipe systems are shown on Sheet N/A.
- ☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).
- ☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 5.
- ☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 6.
- ☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 7.
- ☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 7.
- ☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 6.
- ☐ 11. A submission waiver is requested for N/A.
- ☐ 12. Stormwater management is not required because N/A.

SWM / BMP NARRATIVE

THE STORM WATER MANAGEMENT REQUIREMENT FOR THE SITE IS PROPOSED TO BE MET THROUGH THE USE OF A POTENTIAL STORMWATER MANAGEMENT POND AND POTENTIAL UNDERGROUND FACILITIES. THE FACILITIES WILL BE LOCATED WITHIN THE SWM/BMP AREAS AS SHOWN ON THIS SHEET. THE FACILITIES WILL BE SIZED AND DESIGNED TO SATISFY ALL STANDARD STORMWATER MANAGEMENT REQUIREMENTS AS WELL AS ADEQUATE OUTFALL IMPROVEMENTS BASED ON EITHER THE EXTENDED DETENTION OR SHEAR STRESS METHOD, IF NECESSARY.

THE PHOSPHOROUS REMOVAL REQUIREMENT FOR THE SITE IS 40%. A MINIMUM PHOSPHOROUS REMOVAL OF 40 % IS PROPOSED TO BE MET THROUGH THE USE OF 2 STORMFILTERS OR EQUIVALENT UNDERGROUND WATER QUALITY FACILITIES OR THROUGH THE POTENTIAL STORMWATER MANAGEMENT POND. THE WATER QUALITY FACILITIES WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND WILL BE ADEQUATE TO MEET MINIMUM REMOVAL REQUIREMENTS. THE STORMFILTERS AND/OR STORMWATER MANAGEMENT POND WILL BE LOCATED WITHIN THE SWM/BMP AREAS AS SHOWN ON THIS SHEET.

IF THE OPTIONAL SWM/BMP AREA SHOWN ON THIS PLAN IS UTILIZED AT TIME OF FINAL SITE PLAN ENGINEERING, THE STORMWATER MANAGEMENT AND BMP COMPUTATIONS SHOWN ON THIS SHEET WILL BE REVISED ACCORDINGLY.

ALL STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES COMPUTATIONS ARE SUBJECT TO FINAL ENGINEERING AND WILL BE REEVALUATED AT TIME OF SITE PLAN PREPARATION. THE SIZES AND TYPES OF ALL FACILITIES ARE BASED ON THE BEST INFORMATION AVAILABLE BUT MAY EVOLVE DURING THE SITE PLAN PROCESS.

BMP FACILITY DESIGN CALCULATIONS

II. WATERSHED INFORMATION

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION AND DESCRIPTION	"C"	ACRES
(1)		(3)
A ₁ CONTROLLED ONSITE	$\frac{0.60(.30)+1.85(.80)}{2.45} = 0.75$	2.45
A ₂ UNCONTROLLED ONSITE	0.30	0.74
(a) TOTAL		3.19

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A)	AREA OF THE SITE	(a) <u>3.19</u> ACRES		
(B)	SUBAREA DESIGNATION	"C"	ACRES	PRODUCT
	(1)	(2)	(3)	(4)
A ₁	CONTROLLED ONSITE	0.75	x 2.45	= 1.84
A ₂	UNCONTROLLED ONSITE	0.30	x 0.74	= 0.22
		(b) TOTAL = 2.06		
(C)	WEIGHTED AVERAGE "C" FACTOR	(b)/(a) = 0.65		

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE *

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA RATIO	"C" FACTOR RATIO	PRODUCT
(1)	(2)	(3)	(4)	(5)	(6)
A ₁	STORMFILTER 1	50	x 0.39	x 1.2	= 23%
A ₂	STORMFILTER 2	50	x 0.39	x 1.2	= 23%
(a) TOTAL					= 46%

*IF THE OPTIONAL SWM/BMP FACILITY IS UTILIZED, THE BMP TYPES AND SUB-AREAS LISTED IN THIS SECTION MAY BE REVISED ACCORDINGLY.

PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT	(a) 46%
* WATER SUPPLY OVERLAY DISTRICT (OCCOQUAN WATERSHED) =	%
* CHESAPEAKE BAY PRESERVATION AREA (NEW DEVELOPMENT) =	40%
* CHESAPEAKE BAY PRESERVATION AREA (REDEVELOPMENT) =	
[1-0.9 x ("I"POST)] x 100 =	
[1-0.9 x (0.56/0.60)] x 100 =	%

(B) IF LINE 3(a) 46 ≥ LINE 4(a) 40 THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

OVERALL SITE DRAINAGE SUMMARY:

I. PRE-DEVELOPMENT 2-YR STORM:

- A. TOTAL AREA = 3.19 AC.
CONTRIBUTING AREAS:
3.19 AC. @ 0.20 (FORESTED CONDITIONS)
B. WEIGHTED "C" = 0.20
C. TIME OF CONCENTRATION = 5 MIN.
D. RUNOFF: Q2 = (0.20) (5.45) (3.19) = 3.48 CFS

I. PRE-DEVELOPMENT 10-YR STORM:

- A. TOTAL AREA = 3.19 AC.
CONTRIBUTING AREAS:
3.19 AC. @ 0.30 (FORESTED CONDITIONS)
B. WEIGHTED "C" = 0.30
C. TIME OF CONCENTRATION = 5 MIN.
D. RUNOFF: Q10 = (0.30) (7.27) (3.19) = 6.96 CFS

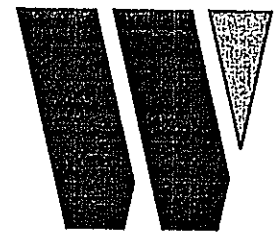
II. POST-DEVELOPMENT:

- A. CONTRIBUTING AREAS:
2.45 AC. @ 0.90 (IMPERVIOUS AREA ONSITE)
0.74 AC. @ 0.30 (FORESTED CONDITIONS)
B. WEIGHTED "C":
 $\frac{(2.45) (0.90) + (0.74) (0.30)}{3.19} = 0.76$
C. RUNOFF: Q2 = (0.76) (5.45) (3.19) = 13.21 CFS
Q10 = (0.76) (7.27) (3.19) = 17.63 CFS

III. INCREASE:

- Q2 = 13.21 - 3.48 = 9.73 CFS
Q10 = 17.63 - 6.96 = 10.70 CFS

DEVELOPMENT BY:



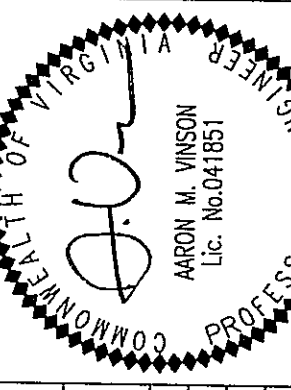
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PRELIMINARY STORMWATER MANAGEMENT & BMP COMPS. PLAN

LEE HIGHWAY & NUTLEY ST.

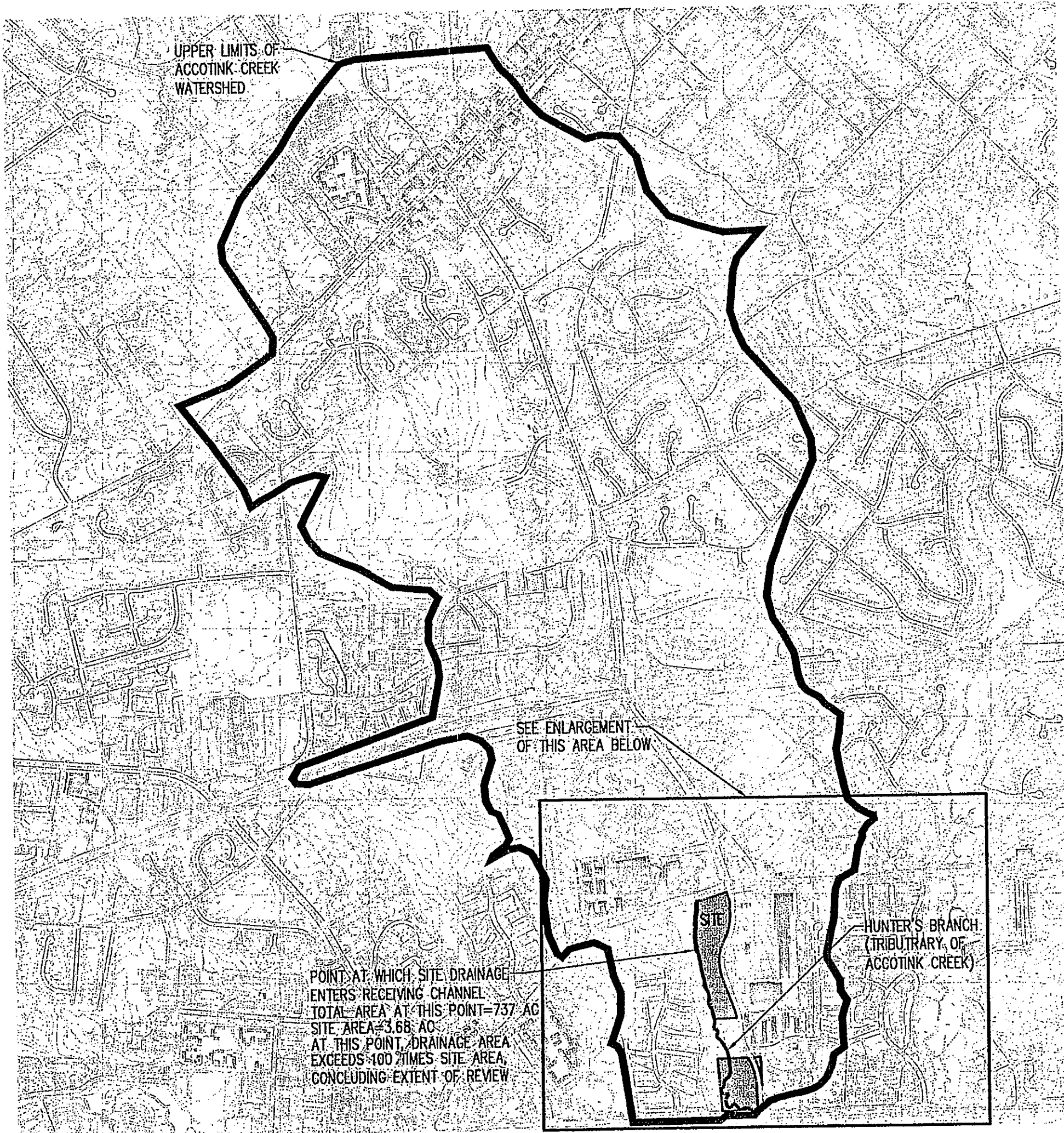
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
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CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

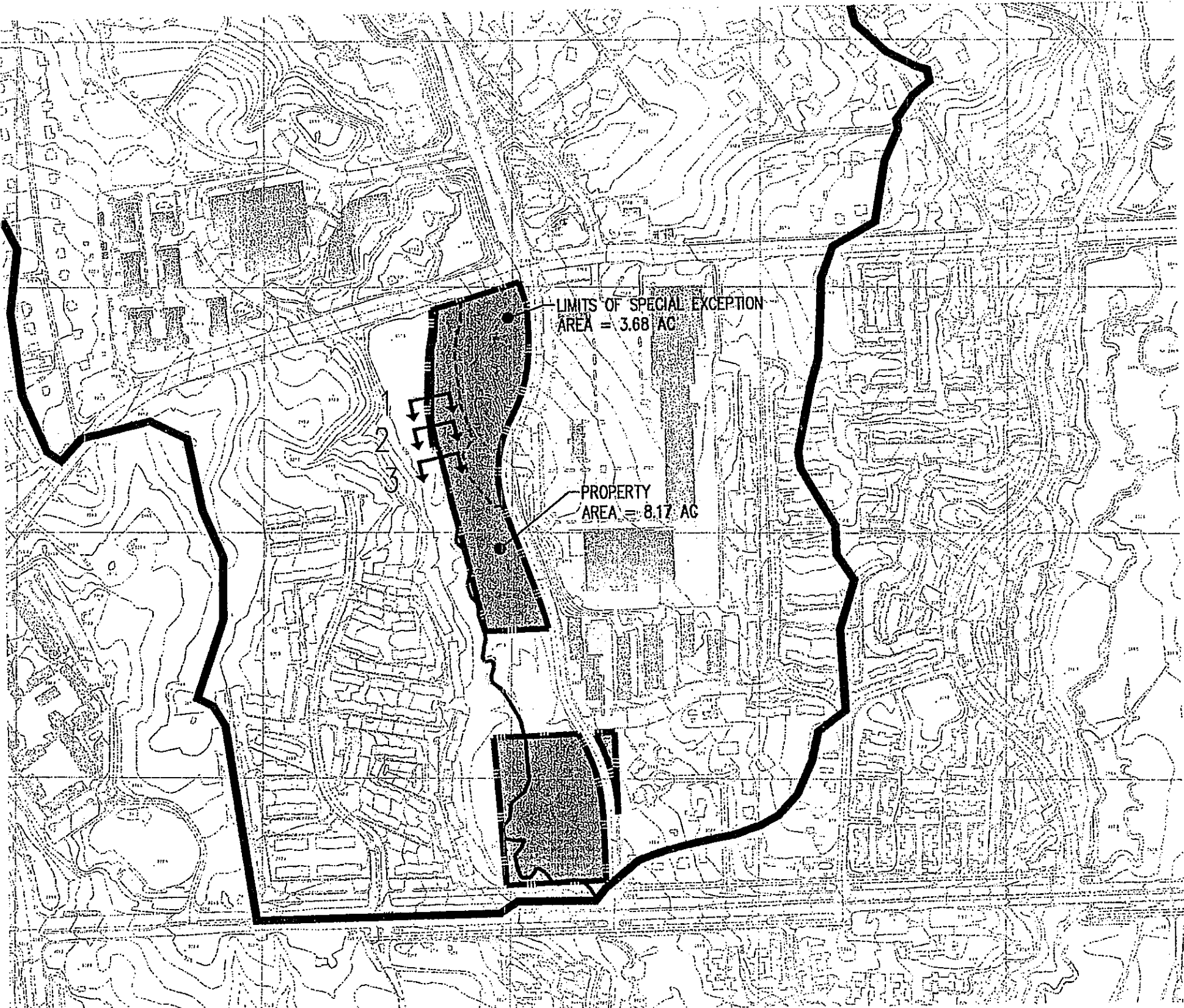


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1	NUTLEY RD IMP REVS				



OVERALL OUTFALL DRAINAGE MAP
SCALE: 1"=1000'



LOCAL OUTFALL DRAINAGE MAP
SCALE: 1"=400'

OUTFALL ANALYSIS NARRATIVE

THE EXISTING SITE IS CURRENTLY UNDEVELOPED AND CONSISTS OF HEAVILY VEGETATED WOODED AREAS AND FLOODPLAIN WITH SOME STEEP SLOPES. THE SITE CURRENTLY DRAINS TO THE WEST VIA OVERLAND SHEET FLOW TO HUNTERS BRANCH.

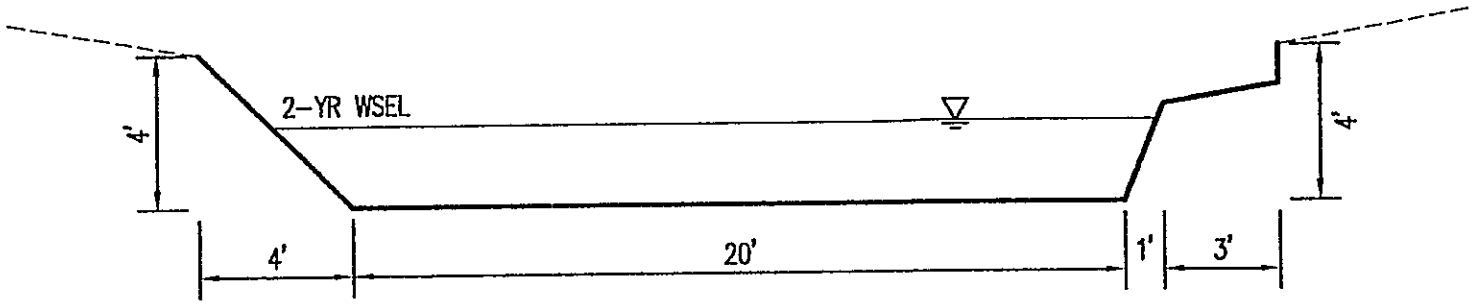
WHEN RUNOFF LEAVES THE SITE, IT WILL DISCHARGE INTO A NATURAL CHANNEL IN THE HUNTERS BRANCH FLOODPLAIN. THE EXISTING CHANNEL HAS A STONY BOTTOM AND DEFINED BED AND BANKS ALONG ITS ENTIRE LENGTH. (SEE TYPICAL CHANNEL SECTIONS THIS SHEET.) HEAVY BRUSH, GRASSES, AND TREES SURROUND THE LENGTH OF THE CHANNEL. THE 2-YEAR STORM IS CONTAINED WITHIN THE BED AND BANKS AT ALL SECTIONS. (PLEASE REFER TO TYPICAL CHANNEL SECTIONS ON THIS SHEET FOR DETAILED INFORMATION ON THE EXISTING STREAM CHANNEL.)

AS SHOWN BY THE DRAINAGE MAPS ON THIS SHEET, THE SITE AREA IS 3.68 ACRES AND THE CONTRIBUTING DRAINAGE AREA AT THE POINT AT WHICH RUNOFF FROM THE SUBJECT DEVELOPMENT WILL ENTER THE HUNTERS BRANCH STREAM CHANNEL IS APPROXIMATELY 737 ACRES. THEREFORE, PER PFM SECTION 6-0203.2B, THE EXTENT OF REVIEW CONCLUDES AT THE POINT WHERE RUNOFF FROM THE PROPOSED DEVELOPMENT ENTERS THE STREAM CHANNEL. AS SHOWN BY THE CHANNEL SECTIONS ON THIS SHEET, THE STREAM CHANNEL CONSISTS OF DEFINED BED AND BANKS WITH ADEQUATE CAPACITY TO CONVEY RUNOFF FROM THE PROPOSED DEVELOPMENT.

A FINAL DETERMINATION REGARDING ADEQUACY OF OUTFALL WILL BE MADE AT TIME OF FINAL ENGINEERING AND SITE PLAN PREPARATION. IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE ADEQUATE OUTFALL REQUIREMENTS DETAILED IN SECTION 6-0203 OF THE PUBLIC FACILITIES MANUAL CAN AND WILL BE SATISFIED WITH THE PROPOSED DEVELOPMENT.

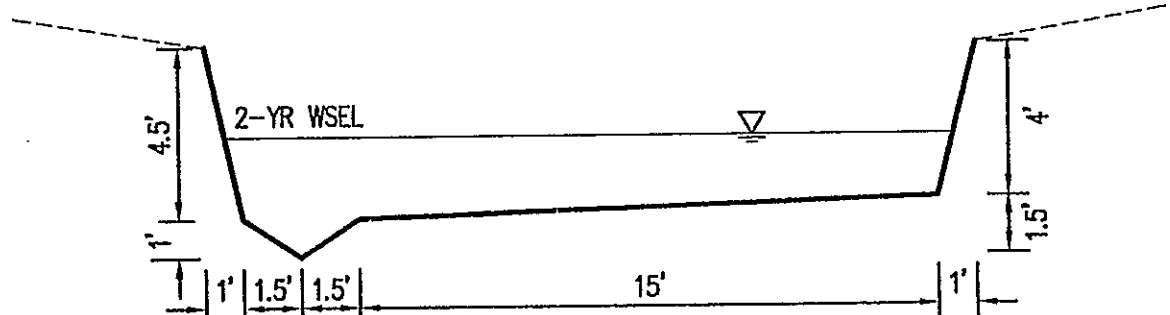
DRAINAGE DIVIDES AND STORM SEWER AND CHANNEL DATA HAVE BEEN DETERMINED USING AVAILABLE RECORD INFORMATION AND TOPOGRAPHY AS WELL AS INFORMATION GATHERED THROUGH FIELD OBSERVATION. THIS OUTFALL ANALYSIS IS SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING AND WILL BE REEVALUATED AND VERIFIED WITH FUTURE PLANS.

AREA TO SECTION= 737 AC
SLOPE= 1.0%
DISCHARGE= Q2= 245.50 CFS
MANNINGS n= 0.040
FLOW AREA= 44.9 SF
FLOW TOP WIDTH= 22.80 FT
WETTED PERIMETER= 25.18 FT
DEPTH= 2.10 FT
CRITICAL DEPTH= 1.64 FT



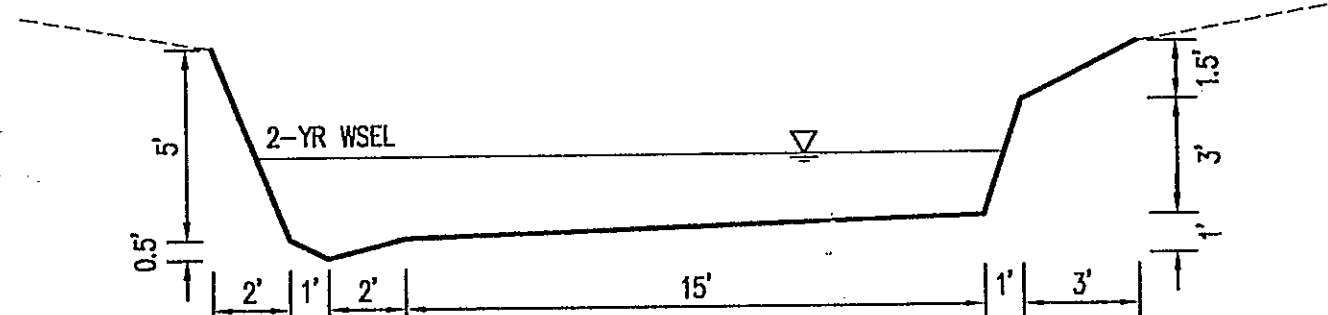
SECTION 1
SCALE: 1"=5'

AREA TO SECTION= 765 AC
SLOPE= 1.0%
DISCHARGE= Q2= 254.83 CFS
MANNINGS n= 0.030
FLOW AREA= 36.9 SF
FLOW TOP WIDTH= 18.88 FT
WETTED PERIMETER= 22.48 FT
DEPTH= 3.13 FT
CRITICAL DEPTH= 2.95 FT



SECTION 2
SCALE: 1"=5'

AREA TO SECTION= 769 AC
SLOPE= 1.0%
DISCHARGE= Q2= 256.16 CFS
MANNINGS n= 0.030
FLOW AREA= 36.9 SF
FLOW TOP WIDTH= 19.40 FT
WETTED PERIMETER= 22.22 FT
DEPTH= 2.64 FT
CRITICAL DEPTH= 2.49 FT



SECTION 3
SCALE: 1"=5'

Application No. RZ-2006-PR-013 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (FDP)
SEE PROFFERS DATED Nov 4, 2008
Date of (BOS) (PC) Approval Dec 8, 2008
Sheet 7 of 8
(Concurrent w/ SE-2006-PR-005
See Dev Conds. dated Nov 10, 2008)

DEVELOPMENT BY:

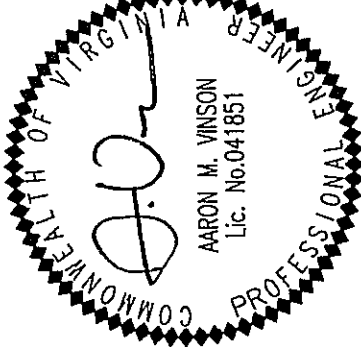
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PRELIMINARY OUTFALL ANALYSIS

LEE HIGHWAY & NUTLEY ST.

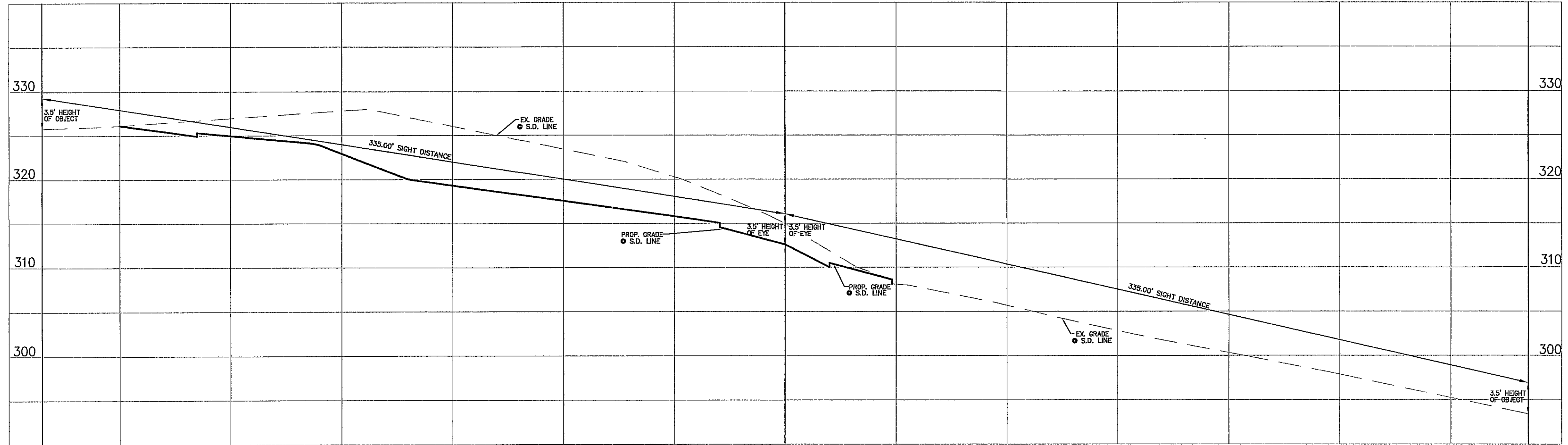
PROVIDENCE DISTRICT
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WALTER L. PHILLIPS
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CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301
DATE: 3/16/06 REV: 10/7/06 REV: 1/26/07
REV: 7/10/08 REV: 8/27/08 REV: 11/7/08
DRAWN: mgo
SCALE: AS SHOWN

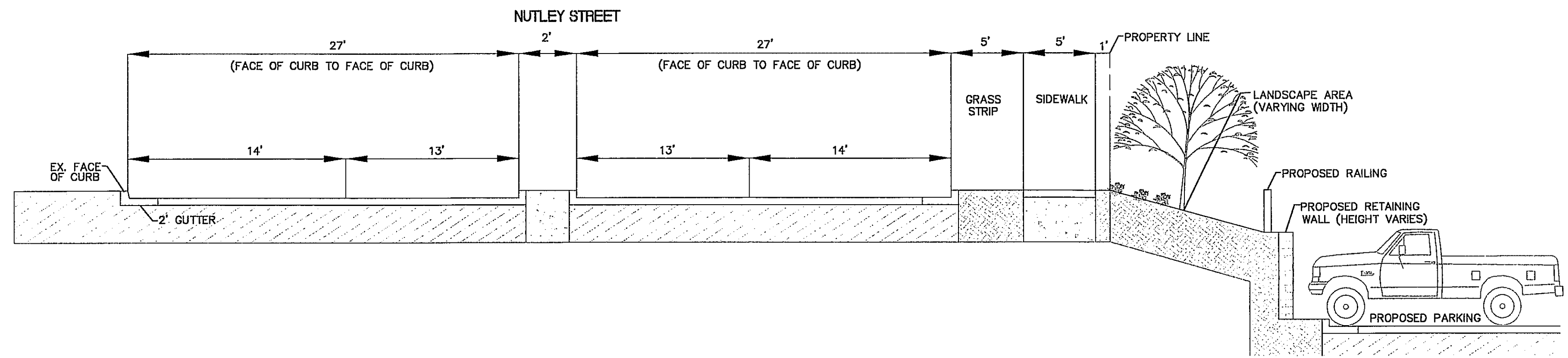


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1	NUTLEY RD IMP REVS			



NUTLEY STREET ENTRANCE SIGHT DISTANCE
 PROFILE VIEW
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: 1"=5'



NUTLEY STREET CROSS-SECTION
 NTS

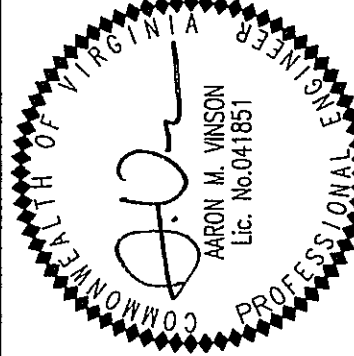
Application No. **RZ-2006-PR-013** Staff **S.W.**
 APPROVED DEVELOPMENT PLAN
 (DP) **(CDP)** (CDP) (FDP)
 SEE PROFFERS DATED **Nov 4, 2008**
 Date of **(BOS)** (PC) Approval **Dec 8, 2008**
 Sheet **8** of **8**
 (Concurrent w/ SE-2006-PR-005
 See Dev Conds. dated Nov 10, 2008)

DEVELOPMENT BY:

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NUTLEY SITE DISTANCE PROFILE & DETAIL

LEE HIGHWAY & NUTLEY ST.
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



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 (703) 532-6165 FAX (703) 533-1801
 DATE: 3/9/06 REV. 12/7/06 REV. 1/26/07
 REV. 7/19/08 REV. 8/27/08 REV. 17/04/08
 SCALE: AS SHOWN
 DRAWN: mea

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NO.	DESCRIPTION	DATE	APPROVED
1	NUTLEY RD IMP REVS		